

D E E D

THIS INDENTURE, made the *3rd* day of July in the year one thousand nine hundred and eighty-four, between BAKER CAPITAL, a limited partnership organized and existing under and by virtue of the Laws of the State of New York with an office at 485 Washington Avenue, Pleasantville, New York 10570, party of the first part, and the Town of Cortlandt, a municipality having an office at The Municipal Building, Van Wyck Street, Croton-on-Hudson, New York 10520, party of the second part:

WHEREAS, the party of the first part, is the owner of the following described land and of all the estate therein to be embraced within the lines of a certain Street or Streets known as "Furnace Dock Road" and "Croton Avenue", and is willing to cede the same to The Town of Cortlandt in pursuance of the provisions of Section 171 of the Highway Law of the State of New York, as amended, and subject to the terms and conditions prescribed by the Superintendent of Highways and the Town Board in pursuance of that Section.

WITNESSETH, that the party of the first part, in consideration of the sum of \$10.00 lawful money of the United States of America, paid to the party of the first part, the receipt whereof is hereby acknowledged, does hereby grant and release unto the party of the second part and its successors forever:

ALL that certain lot, piece or parcel of land situate, lying and being in the Town of Cortlandt, County of Westchester and State of New York, said parcel of land being a strip, of irregular width, adjacent in part to the Northerly right-of-way line of Furnace Dock Road and in part to the Westerly right-of-way line of Croton Avenue. Said parcel of land being a portion of lands described in Deed Liber 7806 at page 95. Said parcel of land being more particularly bounded and described as follows:

Beginning at a point on the Northerly side of Furnace Dock Road where the same is intersected by the Easterly side of lands now or formerly of Brown. Said point being the Southwesterly corner of parcel "A" as described in Deed Liber 7806 at page 95. Said point of beginning also being the most Westerly corner of the parcel herein described. Thence Easterly and Northerly through parcel "A" and parcel "B" as described in Deed Liber 7806 at page 95 as follows:

N 75° 28' 42"E 899.186 feet
N 75° 28' 42"E 275.364 feet

On a curve to the left having a radius
of 250.00 feet and a central angle of
38° 50' 42" for 169.493 feet

N 36° 38' 00"E 484.820 feet

On a curve to the left having a radius
of 150.00 feet and a central angle of
42° 09' 00" for 110.348 feet

And N 5° 31' 00"W 191.181 feet to lands now or formerly of Lent; thence Easterly along lands now or formerly of Lent S 76° 58' 10"E 10.548 feet to a point on the Westerly side of Croton Avenue; thence Southerly and Westerly along the Westerly side of Croton Avenue and the Northerly side of Furnace Dock Road as follows:

S 5° 31' 00"E 308.150 feet
S 31° 52' 00"W 30.980 feet
S 56° 57' 00"W 92.000 feet
S 36° 38' 00"W 390.770 feet
S 50° 24' 00"W 93.200 feet
S 65° 44' 00"W 101.080 feet
S 74° 48' 00"W 335.590 feet
S 75° 10' 00"W 294.300 feet
S 76° 53' 00"W 131.300 feet
S 78° 33' 00"W 184.170 feet

And S 78° 51' 50"W 211.360 feet to the point or place of beginning. Containing 0.959 acres more or less.

TOGETHER with the appurtenances and all the estates and rights of the party of the first part in and to said premises. It being the intention of the grantor to convey all said land for highway purposes and all the estate therein that it may own.

TO HAVE AND TO HOLD the above granted premises unto the Town of Cortlandt and its successors forever as fully as if the same had been acquired in fee in trust for street purposes by condemnation proceedings.

AND the undersigned, does hereby release such Town from all damages by reason of the inclusion of said land in the aforementioned highways.

IN WITNESS WHEREOF, the said party of the first part has duly executed this indenture the day and year first above written.

BAKER CAPITAL, a Limited Partnership,

BY: W.A. Baker Jr. a Partner

STATE OF NEW YORK
COUNTY OF WESTCHESTER

)
) ss.: Pleasantville

On the ^{3rd} day of July, 1984 before me personally came appeared Wm A Baker Jr who acknowledged himself to be a Partner of BAKER CAPITAL, a limited partnership, and that he as such Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name thereto.

Elaine Diprisco
Notary Public
ELAINE DIPRISCO
NOTARY PUBLIC, State of New York
No. 60 - 4764212
Qualified in Westchester County
Commission Expires March 30, 1986